



# Springer/Cuesta/Phyllis Neighborhood Workshop

Mountain View  
R3 Update

**August 11, 2022**

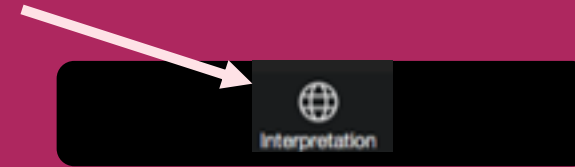


# Interpretation

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(interpretation)**”

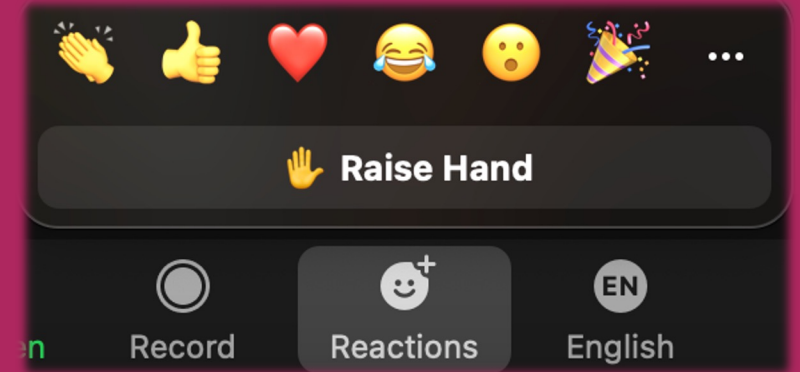
图标（地球仪）后，选择中文  
**(Chinese)** 以该语言收听会议。

如果口译不够或有任何问题，可以在我们休息时寻求帮助。为此，您可以点击 “举手”（手）图标来表达您的问题或要求进一步澄清。



# Welcome!

- If you have questions during Q & A, please click the “Reactions” icon, then click “Raise Hand”.
- To ask questions via phone, please dial \*9 to “Raise Your Hand”.
- After the presentation, we will **participate in a group discussion.**  
To join a Breakout Room, please download Zoom desktop application at [www.zoom.us](https://www.zoom.us)





# Project Team

## **City Staff**

- Eric Anderson, Advance Planning Manager

## **Consultants: Opticos Design**

- Stefan Pellegrini, Principal
- Tony Perez, Project Manager
- Beth Cichon, Designer
- Russell Toler, Senior Designer
- Roger Foreman, Designer
- Martin Galindez, Senior Designer



# Purpose

To work with each neighborhood to further shape the R3 zoning update


Tonight's workshop focuses on the *Springer/Cuesta/Phyllis* neighborhood.

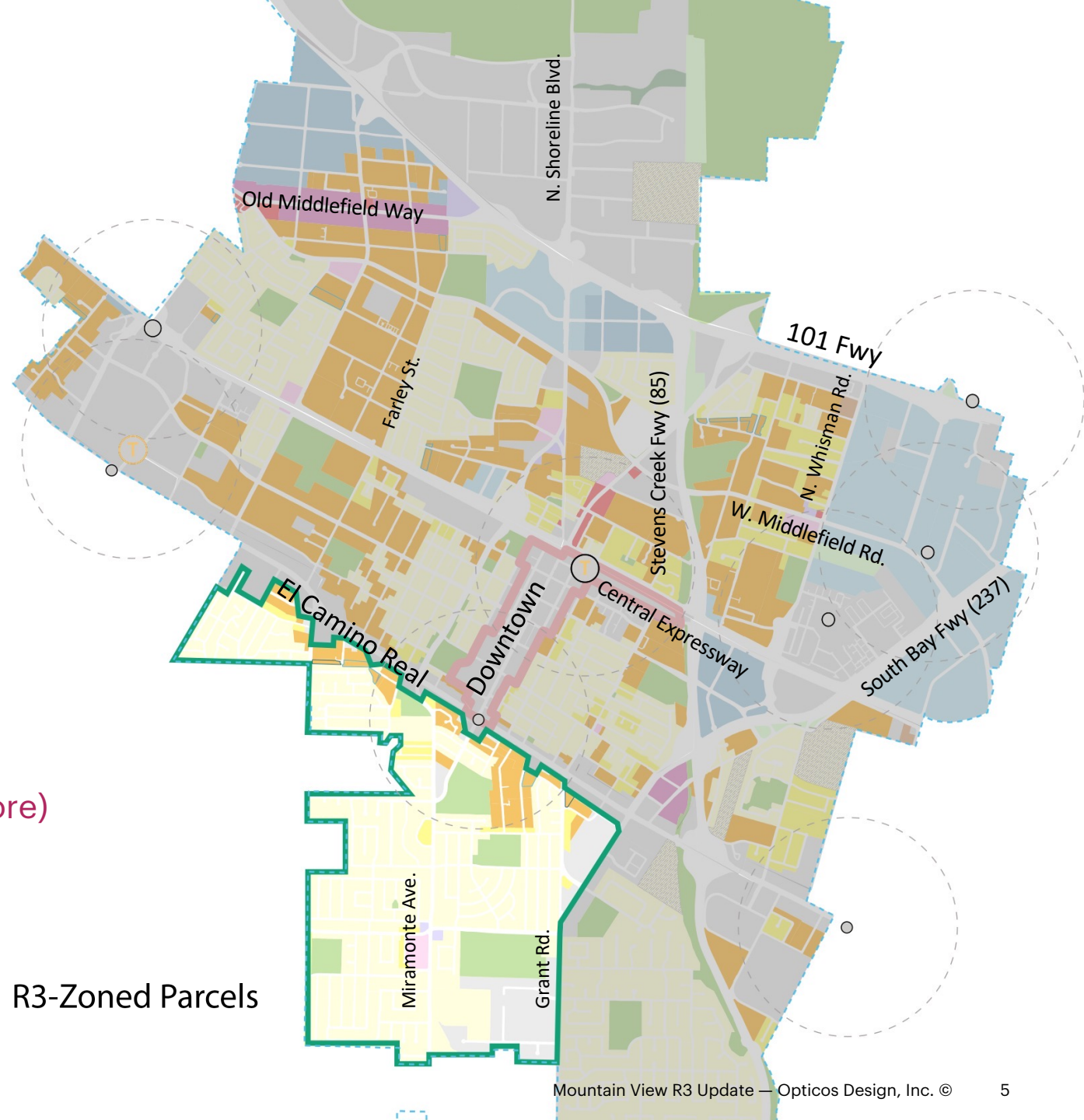
## July Workshops

- Monta Loma/Farley/Rock Street
- Moffett/Whisman Road (& North Bayshore)

## August Workshops

- San Antonio/Rengstorff/Del Medio
- Central Neighborhoods
- Springer/Cuesta/Phyllis
- Grant Road/Sylvan Park

 R3-Zoned Parcels





# Tonight's Workshop

## 3 parts:

### Part I: Large Group of all attendees

- Overview of the R3 zoning update
- Summary of input from early 2022 Outreach by city staff
- How the input has informed the R3 update

### Part II: Breakout Groups facilitated by Opticos and City staff

- To discuss the revised R3 approach
- To hear your input and answer your questions to further inform the R3 approach

### Part III: Large Group of all attendees

- Report back from each Breakout Group
- Common themes
- Next steps



# City's Other Housing Projects

## Housing Element

- Required by the State
- Plans for at least 11,135 units over next 8 years
- Council direction: do not depend on R3 update

## Displacement Response Strategy

- Affordable unit replacement and tenant relocation requirements
- Potential preservation efforts
- Would apply to R3 development if replacing rent-controlled units

## Middle Income Strategy

- Increasing portfolio of moderate-income ownership and rental below-market rate units
- Homeownership assistance, such as down payment assistance programs
- R3 update would support creation of more middle-income units



# Overview of the R3 Zoning Update

## R3 Zone today:

- Height up to 3 stories
- Other standards for floor area ratio, open areas, setbacks
- Max density varies
- Mainly results in rowhomes
- Density bonus can apply, resulting in heights over 3 stories and other waivers





# Overview of the R3 Zoning Update

## Why Update R3 Zoning?

### New standards can:

- Address neighborhood conditions
- Enable more diverse housing
- Increase flexibility while creating predictable outcomes

### New standards cannot:

- Reduce allowed density or increase constraints on density (state law)



# House-Scale & Block-Scale Buildings

## 1) House-Scale

Buildings that are the size of a house, typically ranging in footprint from as small as 25 up to 80 feet wide.



## 2) Block-Scale

Buildings that are individually as large as most or all of a block or, when arranged together along a street, appear as long as most or all of a block.





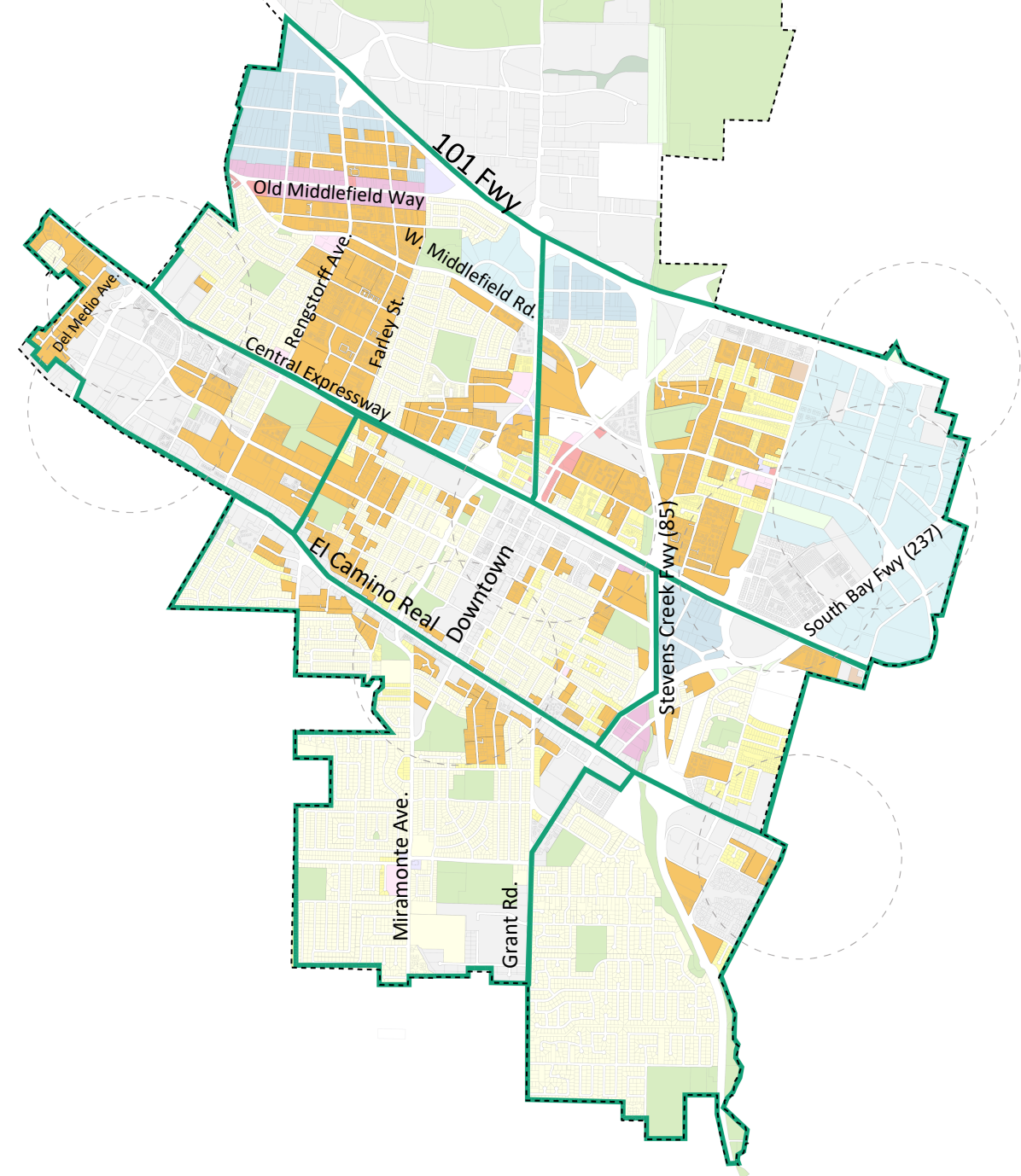


## **Springer/Cuesta/Phyllis Neighborhood Poll**

# 2022 Neighborhood Outreach

## What we have heard so far

- Some want more housing, others cautious about growth
- Plan for growth with Precise Plans and General Plan Update
- Ensure infrastructure, parks and schools can support growth
- Create better access to retail, services and amenities
- Build new housing near transit
- Consider mobility and streetscapes
- Protect privacy and greenery
- Some want lower parking requirements, others want to minimize neighborhood parking impacts
- Reflect all opinions and don't hide downsides
- Protect people from displacement and rent increases



# How Outreach has Informed the R3 Update

**The approach to the R3 Update has been changed in response to your input**

- 1. Focus subdistricts on differences in scale and character, smaller density differences**
- 2. Improve transitions in height and scale**
- 3. Improve pedestrian connections and streetscapes**
- 4. Allow small commercial uses**
- 5. Create a moderate-growth option with focused development opportunities**



# How Outreach has Informed the Update

## 1. Focus subdistricts on differences in scale and character

### 2020 Approach

*R3-A: 2 Stories*



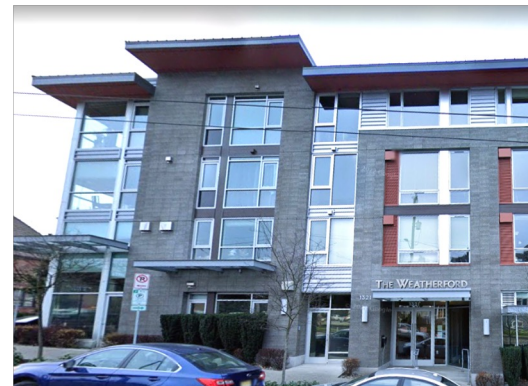
*R3-B: 3 Stories*



*R3-C: 4 Stories*



*R3-D: 6 Stories*





# How Outreach has Informed the Update

## 1. Focus subdistricts on differences in scale and character

### 2022 Approach

*R3-A: Medium house scale*



*R3-B: Large house scale*



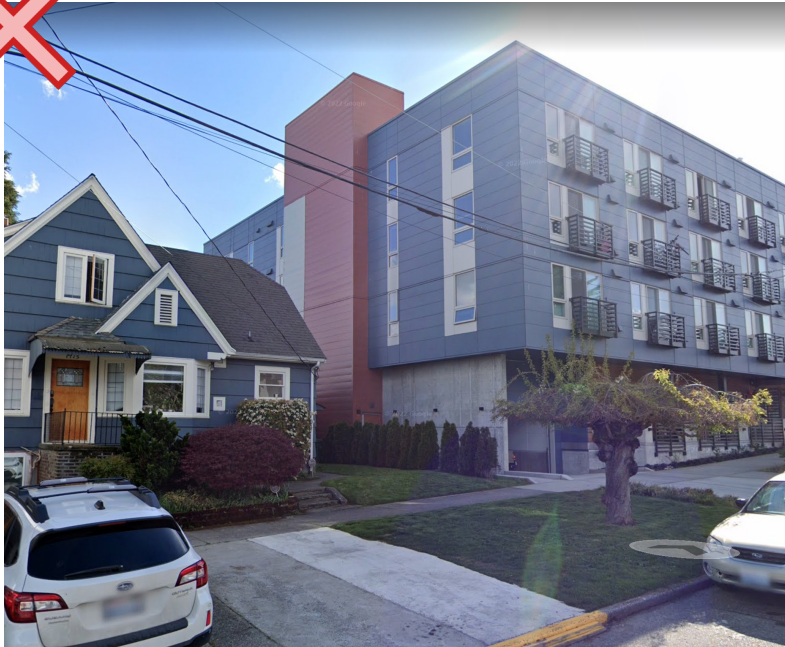
*R3-C: Block scale*





# How Outreach has Informed the Update

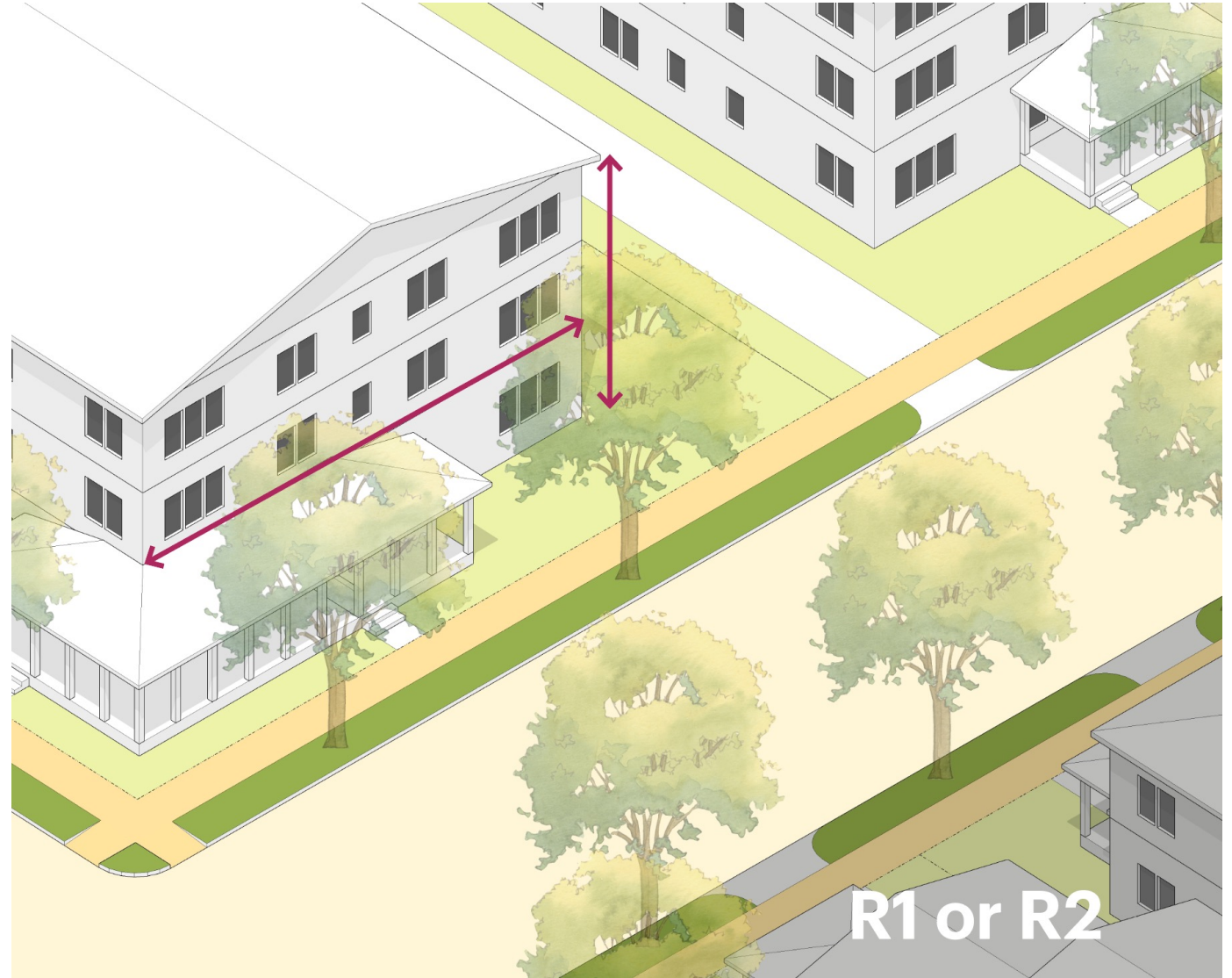
## 2. Improve transitions in height and scale





# How Outreach has Informed the Update

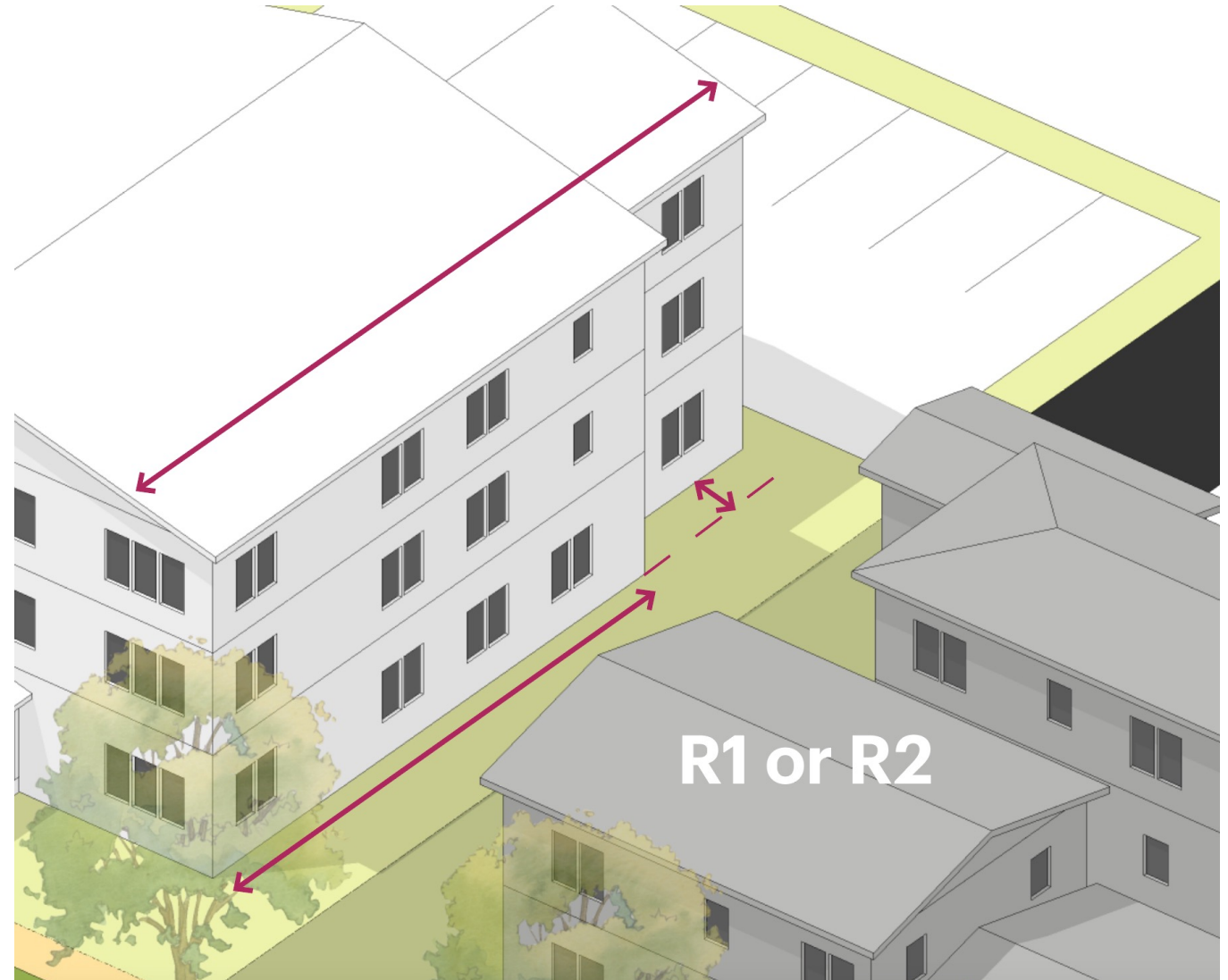
2. Improve transitions in height and scale: districts near R1 and R2 limited to R3-A and R3-B
  - No increase in allowed height
  - New standards limiting scale (length along street)



# How Outreach has Informed the Update

## 2. Improve transitions in height and scale: districts near R1 and R2 limited to R3-A and R3-B

- Limit building lengths along internal sides
- Increased setback for longer sections
- Address privacy concerns through landscaping





# How Outreach has Informed the Update

3. **Improve pedestrian connections and streetscapes:** ensure new projects create pedestrian interest, contribute to the tree canopy, and connect building entries to sidewalk through porches, stoops, and dooryards





# How Outreach has Informed the Update

3. Improve pedestrian connections and streetscapes:  
additional height allowed in exchange for public open space





# How Outreach has Informed the Update

## 4. Allow small commercial uses in select locations



# How Outreach has Informed the Update

## 5. Create a moderate-growth option with focused development opportunities

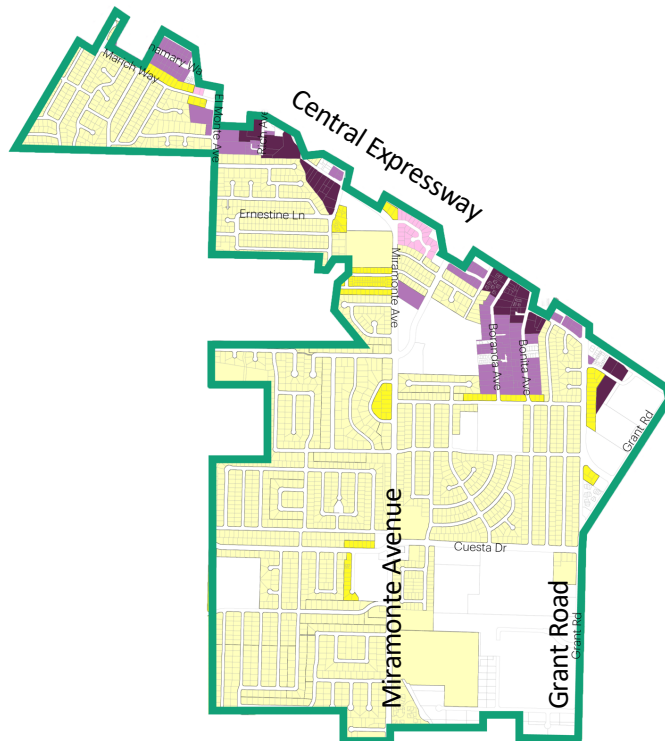
### 2020 Approach Map

#### 2020 R3 Sub-Zones

- R3-A: 2-3 stories
- R3-B: 3 stories
- R3-C: 4 stories
- R3-D: 6 stories

#### Current Zoning

- R1
- R-2



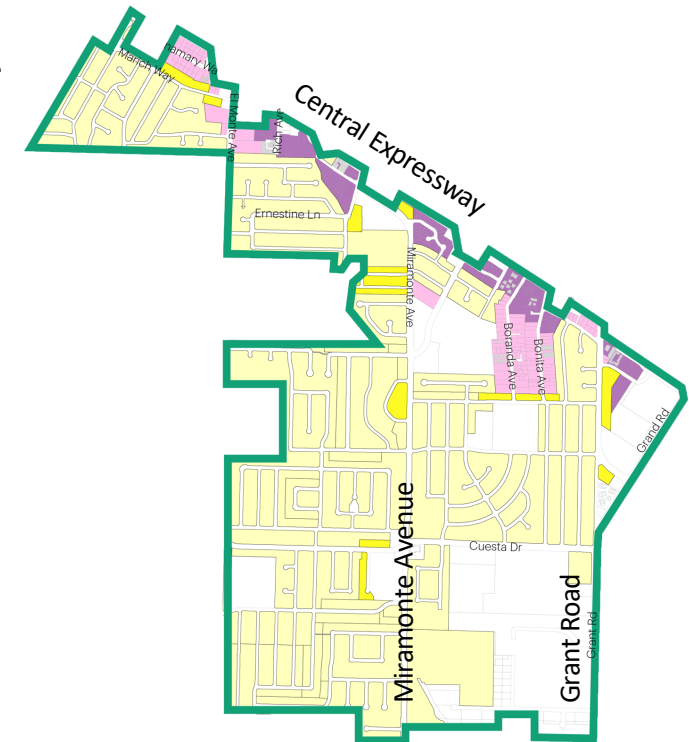
### 2022 Approach Map

#### 2022 R3 Sub-Zones

- R3-A: Medium House Scale
- R3-B: Large House Scale

#### Current Zoning

- R1
- R2





# Breakout Groups

**To discuss the revised R3 approach for the *Springer/Cuesta/Phyllis* neighborhood through the following questions:**

- **What do you like in the examples of buildings? What don't you like? Where could they be appropriate?**
- **Where should pedestrian and bicycle users be prioritized?**
- **Where would you support allowing small neighborhood-serving commercial uses?**
- **What do you like better about the 2022 map? the 2020 map?**
- **Other ideas?**



# Website

**Please visit and share the *Springer/Cuesta/Phyllis* neighborhood website to review and provide more detailed comments on the proposed R3 district maps, as well as all the other topics covered tonight.**

***[mountainview.gov/r3zoningupdate](https://mountainview.gov/r3zoningupdate)***



# Next Steps

- Continue neighborhood workshops
- More outreach via website through end of 2022
- Draft R3 framework options
- EPC and Council in early 2023
- Adoption in late 2023 or early 2024

**Thank you and please stay involved!**